

# **LINCOLN PLANNING BOARD**

**APRIL 24, 2013**

**APPROVED**

**The regular meeting of the Planning Board was held on Wednesday, April 24, 2013, at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.**

**Chairman Bostic called the meeting to order at 7:00 p.m. The following members were present: Kenneth Bostic, Gerald Olean, Michael Reilly, Timothy Griffin, and John Hunt. Also in attendance were Town Planner Al Ranaldi, Town Solicitor Anthony DeSisto and Town Engineer Leslie Quish. Russell Hervieux kept the minutes.**

**The following members were absent from this meeting: William Murphy and Jeffrey Delgrande. Member Delgrande called the Chairman and was excused.**

**Chairman Bostic advised that five members were present; have quorum.**

## **CONSENT AGENDA**

**Chairman Bostic reminded members that the consent agenda has four zoning applications, one recorded decision and staff reports. A consent agenda is normally voted on in total unless a member**

**motions to remove an item.**

**Motion made by member Reilly to remove the zoning application for Link Commercial Properties AP 28 Lot 57 from the consent agenda was seconded by member Olean. Motion was approved by all members present.**

**Motion was made by member Olean to accept the consent agenda as amended was seconded by member Griffin. Motion was approved by all members present.**

## **MAJOR LAND DEVELOPMENT REVIEW**

**a. RJB Properties – Bldg. #2 AP 31 Lot 12      Public Hearing – 7:00 PM**

**RJB Properties   640 George Washington Preliminary Plan  
Highway   Discussion/Approval**

**Chairman Bostic called the Public Hearing to order at 7:04 pm. Roll call of the abutter's list was read by the recording secretary. There was one response to the reading of the abutter's list. Chairman Bostic called for any other abutter in the audience whose name was not read to be recognized. No responses were given.**

**Mr. Ranaldi stated that this application is at a preliminary plan design stage. This is a major land development under the 2005 subdivision**

regulations. The application is to add a third building approximately 34,200 square feet medical offices with associated parking. The applicant received a certificate of completeness on March 19, 2013 and the Board has until July 17, 2013 to make a decision. The applicant is here tonight to explain the details of this development. The TRC reviewed the application and the applicant addressed all of the TRC concerns. Therefore the TRC recommends approval of preliminary plan with conditions as stated in the TRC report.

Scott Lindgren, engineer for the applicant, made a presentation to the Board. Mr. Lindgren stated that this application represents the third and final building for this site. The building will be a 34,200 square foot two story office building located along George Washington Highway in front of building number 1. This building is located in the same position as the previously proposed hotel building which was not constructed. The building will have an additional 114 parking spaces which will be added to the site. The site will be accessed off George Washington Highway. The proposed facility will be serviced by public utilities. An underground storm water detention system will be added to this site. The parking area to the west is proposed to be a pervious pavement area with water quality treatment included. The applicant has made a proposal to RIDOT to open the existing median on George Washington Highway for access to this site. This would allow for left turns on the north bound side into this facility.

Tom Brayton, traffic engineer for the applicant, made a presentation to the Board. Mr. Brayton stated that the Physical Alteration Permit

has been submitted to RIDOT. The applicant has received a letter that the PAP is under review. Preliminary meetings with RIDOT proved that they were agreeable with the design but the format application has to get approved. Chairman Bostic asked if the PAP application had been submitted previously especially with past proposals. Mr. Brayton stated that this is the first formal application. Chairman Bostic also reminded Mr. Brayton that if RIDOT were to change the design as part of the PAP the applicant would have to come back before this Board. Mr. Brayton understood but notified the Board that the traffic study was done with and without the opening in the median. More discussions took place about the safety of opening the existing median verses having the autos go to Blackstone Valley Place signal to turn around. The applicant is here with the opening in the median as part of the plan. If the plan was to change or RIDOT does not approve the opening in the median then the applicant would have to come back before this Board.

Member Olean asked how the pervious pavement would be striped for parking spaces. Mr. Lindgren replied that a special marking tape would be used. Member Olean questioned the durability of this striping and the fact that it reduces the pervious area of the parking area. Member Olean would like to see some documentation along with drainage calculations that allows for the loss of pervious area due to striping. Mr. Lindgren agreed that additional documentation could be provided.

**Motion made by member Reilly to close the public hearing at 7:32 pm was seconded by member Olean. Motion was approved by all members present.**

**Motion made by member Griffin to approve preliminary plan with conditions as laid out in the TRC report. The motion was seconded by member Reilly. Motion was approved by all members present.**

## **ZONING APPLICATIONS**

**Link Commercial Properties, LLC, 1150 New London Avenue, Cranston, RI – Application for Special Use Permit for signage for a new restaurant and existing bank located at 613 George Washington Highway, Lincoln, RI**

**AP 28 Lot 57**

**Zoned: BL-0.5**

**Member Reilly had to recuse himself from voting on this application because his current employer has a vested interest in this application. Member Reilly has filled out the recusal forms and forwarded them.**

**Motion made by member Olean to accept the TRC recommendation for approval of this zoning application was seconded by member Griffin. Motion was approved by members Bostic, Hunt, Griffin and Olean.**

## **COMPREHENSIVE PLAN SUB-COMMITTEE**

**Mr. Ranaldi stated that the Board does not have any new applications to be heard as of right now. It is time to update the comprehensive plan. In the past, a sub-committee was formed to evaluate the plan at a separate meeting. Mr. Ranaldi recommends that the sub-committee would meet at the regular monthly meeting as there is little other business to discuss. The comprehensive plan will be updated by the Town Planner with assistance from the Town Solicitor with the input from the Planning Board. The budget is very slim to get this update done. Members of the Board expressed a positive interest in accomplishing the update in this manner. The Administrative Officer will put together a schedule of when the update needs to be completed. Two additional parts need to be added to the plan which is natural hazards and energy. Mr. Ranaldi will gather the type of information needed for these sections.**

**Motion made by member Olean to adjourn and was seconded at 7:50 pm by member Griffin. Motion was approved by all members present.**

**Respectfully submitted,**

**Russell Hervieux**

**Below is the Technical Review Committee report**

**April 12, 2013**

**Town of Lincoln – Planning Board**

**100 Old River Road**

**Lincoln, RI 02865**

**Dear Honorable Members,**

**On April 10, 2013 at 3:00 pm, the Technical Review Committee met to review the agenda items for the April 24, 2013 meeting of the Planning Board. In attendance were Al Ranaldi, Michael Reilly, Peggy Weigner, Leslie Quish, Russell Hervieux, John Faile, and Michael Gagnon. Below are the Committee's recommendations.**

**Major Land Development Review**

- a. RJB Properties – Bldg #2 AP 31 Lot 12 Public Hearing – 7:00 PM**
  - RJB Properties 640 George Washington Hwy Preliminary Plan**

## **Discussion /**

### **Approval**

**This major land development project is under the 2005 Subdivision Regulations and represents the added development of the 640 George Washington Highway Office Complex site to include a 2-story, 34,200 square foot office building and associated parking. The existing site consists of two existing office buildings and their associated parking, drainage, and utility infrastructure. The new building will be serviced by public water and sewer. A total of 114 parking spaces are proposed for this building use. The proposed project meets all of the zoning requirements for the Manufacturing Limited zoning district. This project is in front of the Planning Board for a public hearing at the preliminary plan review level.**

**On March 19, 2013, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the preliminary plan review must be made by July 17, 2013, or within such further time as may be consented to by the applicant.**

**The preliminary plan submission contains a set of plans entitled, "Office Development - 640 George Washington Highway (Rt. 116), AP 31 Lot 12, Lincoln, Rhode Island", prepared by Pare Corporation for**



**RJB Properties, LLC. The set of plans contain 17 sheets plus one cover page and revised April 3, 2013. A report entitled “Stormwater Management Report, Office Development, 640 George Washington Hwy (Rt. 116), Lincoln, RI,” prepared by Pare Corporation was submitted. The report is revised April 3, 2013. Response to Engineering Comments dated March 13, 2013, prepared by Pare Corporation, dated March 18, 2013. Also submitted was a report entitled, “Traffic Impact Analysis, Office Building Development, George Washington Highway, Lincoln, Rhode Island,” prepared by Bryant Associates, Inc. and dated March 2013. The Town received a copy of a letter from the Albion Fire Department dated March 8, 2013 stating that the proposed site plans are acceptable to the department. The Technical Review Committee reviewed the proposed development according to the Land Development and Subdivision Regulations preliminary plan submission requirements. Below are the TRC’s recommendations.**

### **Site Layout**

**The property currently contains two existing office buildings and their associated parking, drainage, and utility infrastructure. The proposed project is to add a two story, 34,200 square foot office building and associated parking, drainage, and utility infrastructure to the office complex. The proposed building will be located in the front portion of the parcel. Access to the proposed building will be from the existing access driveway that serves the other existing buildings. All stormwater runoff will be managed by a combination of above**

**ground and underground systems.**

**The proposed addition of another office building to the property would require a Physical Alteration Permit (PAP) from the Rhode Island Department of Transportation. The proposed project will require a Rhode Island Pollutant Discharge Elimination System (RIPDES) approval from the Rhode Island Department of Environmental Management. These two State approvals can be a condition of preliminary plan approval.**

### **Traffic Analysis/Access to the Site**

**Access to the office complex is from George Washington Highway, a State roadway. Currently, visitors to the office complex traveling eastward must drive to the signalized intersection of George Washington Highway (GWH) and Blackstone Valley Place and make a u-turn. This u-turn puts traveler on the correct side of the highway separating median.**

**The Planning Board may remember that a 99,700 square foot Marriot Residence Inn was reviewed and approved on January 28, 2009 by this board. Access to the proposed hotel and office complex for visitors traveling eastward would be from taking a u-turn at the GWH and Blackstone Valley Place intersection.**

**A great amount of time was spent reviewing the traffic study for this use and the proposed access routes. During that review, the applicant presented a traffic study that discussed anticipated traffic volumes and access to and from the site. The study stated that there would be no change to the level of service that the roadway currently**

exhibits with the addition of the hotel. The study suggested two travel lane alignments that would improve the right hand movements from Blackstone Valley Place Road onto George Washington Highway. Ultimately, the Planning Board accepted the proposed access routes to the site and these improvements were made a condition of preliminary plan approval by the Planning Board. The applicant completed these improvements while constructing building #2.

This travel route is still under consideration as a means to access the site. However, the developer has investigated with the Rhode Island Department of Transportation (RIDOT) the possibility of opening the median in front of the property. RIDOT is receptive to this idea. The submitted traffic study analyzes both options. The median opening proposal is shown within this plan set and is part of the preliminary plan submission.

The proposed median opening option is to create an opening in the State's highway median at the site's driveway. There is a lengthy turning lane that would serve the median opening access point as well as Blackstone Valley Place Road. A queue analysis of the existing turning lane was performed and concluded that there will be ample storage length in the left-turn lane for the proposed median opening as well as the left-turn lane at the GWH and Blackstone Valley Place intersection during peak travel hours.

According to the traffic study, the addition of the proposed office building and its associated traffic will have no change to the level of service at the intersection of GWH with Amica Center

**Boulevard/Great Road and with Blackstone Valley Place during the A.M. and P.M. peak hours with or without the proposed median opening. The traffic study goes on to say that the proposed median opening will create a slight improvement to the overall intersection delay for the GWH and Blackstone Valley Place intersection during peak travel hours.**

**The Technical Review Committee and the Town Engineer reviewed the proposal and traffic study. The TRC concluded that the median opening access point is the preferred option to this site. However, approval of this option would have to come from the RIDOT via a PAP. This Physical Alternation Permit would be a condition of Preliminary Plan approval. If this option is not approved by the RIDOT, the applicant will have to come back to the Planning Board for review of the current travel route.**

## **Parking**

**The applicant is proposing 114 parking spaces with five handicapped parking spaces. The entire parcel of land will ultimately contain three buildings and their associated parking. The recent submission presented an “Overall Parking Summary” chart on page 4. This chart compares the required parking spaces per square foot of gross floor area verses what the developer is proposing to have at the completion of this project. The chart shows that the existing plus proposed parking spaces equal the amount of parking spaces required by our zoning ordinance.**

## **Zoning Requirements**

**The proposed plans as presented meet the Town's current zoning ordinance. The site is currently zoned ML-0.5 which permits doctor and medical offices. The Technical Review Committee would like to call attention to the need for a special use permit if any procedures such as surgical, treatment facility or psychiatric services are performed in the building.**

## **Storm Water Runoff**

**The plan set shows a combination of underground stormwater collection systems and bio-retention areas. A full drainage report was submitted and reviewed. The Town Engineer presented several minor concerns she had with the proposed plans and specification. The applicant's engineer successfully addressed these concerns within the recently revised plan set. A Physical Alteration Permit (PAP) from the Rhode Island Department of Transportation will be required for connecting to their stormwater connection system in George Washington Highway. The PAP can be a condition of preliminary plan approval.**

**The Technical Review Committee would like to bring to the attention of the Board the applicant's use of porous bituminous concrete parking area in the project. This type of pavement absorbs stormwater runoff rather than letting it run off into a detention basin. Porous pavement is an innovative approach to stormwater**

management that works to control runoff rate and volumes. This approach is suggested in RIDEM's recently adopted Low Impact Development (LID) regulations.

## **Utilities**

The project is proposed to be serviced by public water and sewer. The Lincoln Water Commission has not received the official submission of the proposed water service. However, John Faile, the Lincoln Water Commissioner reviewed the submitted plans and indicated that the plans successfully address his requirements. The TRC recommends to the applicant that they submit an official plan and a water service application to the LWC for their official review and approval.

Based on the preliminary plan review conducted by the Technical Review Committee, the TRC feels that this proposed project submission successfully addresses all of the required findings as presented within Section 5 of the Subdivision Regulations for preliminary plan review. The engineering concerns have been addressed by the applicant. Barring any unforeseen concerns brought out at the public hearing, the Technical Review Committee recommends that the preliminary plan submission be Approved with conditions. Below are the conditions of approval.

1. A Physical Alteration Permit (PAP) from the Rhode Island Department of Transportation for the change in use as well as the median opening access point.

- 2. A Rhode Island Pollutant Discharge Elimination System (RIPDES) permit.**
- 3. Planning Board delegate Final Plan review and approval to the administrative officer.**
- 4. Final Site Plan of the entire parcel to be recorded as a Final Plan.**

## **Zoning Applications (\*) – May's Zoning Applications**

**Application is up for reconsideration**

**Michael V. St. Martin, 3 Longmeadow Road, Lincoln, RI – Application for Dimensional Variance seeking rear yard setback relief for the construction of a deck.**

**AP 28, Lot 92 Zoned: RA 40**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The subject deck has been partially constructed without a building permit. The Technical Review Committee recommends Denial of the application for a dimensional variance seeking rear yard setback relief for the construction of a deck. The TRC feels that the requested variance of 45 feet is excessive and that the application does not offer any compelling reasoning for this request. The submitted application does not meet any of the standards for relief of a dimensional variance as presented in the Zoning Ordinance.**

**However, the Technical Review Committee did notice on the plans**

and during the site visit, that the applicant has sufficient room within the property's setbacks to re-orientate the deck in which a way that may require significantly less dimensional relief. The Technical Review Committee feels that the current site plan and application does not represent the least relief necessary and is not due to the unique characteristics of the subject land.

Continued from April 2, 2013 zoning meeting

Presidio Partners, LLC, 1092 Great Road, Lincoln, RI – Application for Dimensional Variance seeking front and side yard relief for the construction of a new home on a vacant lot located on Presidential Way.

AP 26 Lot 129 Zoned: RA 40

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The Technical Review Committee recommends Denial of the application for dimensional variances seeking front and side yard relief for the construction of a new home. The TRC feels that the application does not meet any of the standards for relief of a dimensional variance as presented in the Zoning Ordinance. The applicant does not offer any compelling reasoning as to why a new house cannot be designed to fit within the existing building envelope. The submitted site plan and building envelope clearly shows sufficient room to build a house on. The TRC feels that the application did not present examples of any efforts to design a house that would fit onto the unique building envelope. The



**submitted house plans do not represent the least relief necessary. The TRC feels that the applicant can easily design and construct a new house that would not require any variances.**

**Jeffrey A. Manzo, 62 Verdi Street, North Providence, RI - Application for Dimensional Variance seeking front yard setback relief for the construction of a porch on a new single family home located at 2 Thornwood Drive, Lincoln, RI  
AP 45, Lot 404 Zoned RA 40**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The Technical Review Committee recommends Approval of this application according to the submitted plans for a dimensional variance from the front yard setbacks for the construction of a porch. The dimensional variance is needed due to the unique shape of the lot and that the foundation was installed years before the present homeowner purchased the property. The existing foundation was installed directly on the setback line. This placement does not allow any room within the setbacks for stairs to the front door. The Committee finds that the applicant presents a realistic site layout that meets the intent of the zoning and is the least relief needed. The TRC feels that granting the dimensional variance will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.**

**Link Commercial Properties LLC, 1150 New London Avenue,**

**Cranston, RI – Application for Special Use Permit for signage for a new restaurant and existing bank located at 613 George Washington Highway, Lincoln, RI**

**AP 28 Lot 57 Zoned: BL 0.5**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and the application for a special use permit for new signage at the proposed Panera Bread restaurant located at 613 George Washington Highway. The submitted application is for a special use permit to allow signage in excess of the allowed square footage and a special use permit to allow a number of signs in excess of the limit allowed under the ordinance. The applicant is proposing three wall signs, one menu board, and one preview board for a total of 160.91 square feet of new signage. The application also includes a double faced, freestanding sign for the two tenants. The existing signage total on the site is 94.52 square feet. The proposed signage square footage is 223.43 square feet.**

**The Technical Review Committee recommends Approval of the proposed signage package as presented within the submitted plans. The TRC noted that the existing bank and the proposed restaurant are significantly setback from the roadway in excess of 130 feet. The Technical Review Committee feels that the signage package is reasonable giving the unique nature of this property. The Committee finds that the applicant presents a realistic signage package for the property and is the least relief needed. The TRC feels that granting the special use permits will not impair the intent or purpose of the**

**Zoning Ordinance, nor the Comprehensive Plan.**

**Correspondence/Miscellaneous (\*)**

**a. Staff Reports**

**Respectfully submitted,**

**Albert V. Ranaldi, Jr. AICP**

**Albert V. Ranaldi, Jr. AICP**

**Administrative Officer to the Planning Board**